AGENDA

COMMITTEE ON LANDS AND BUILDINGS

April 20, 2004 Aldermen Thibault, Roy, Gatsas, Osborne, Porter 5:45 PM Aldermanic Chambers City Hall (3rd Floor)

- 1. Chairman Thibault calls the meeting to order.
- 2. The Clerk calls the roll.
- 3. Communication from Mrs. Georgie Reagan, on behalf of the Manchester Artist Association, proposing to make a \$500 per month donation to the Manchester Art Fund in exchange for guaranteed, exclusive occupancy of The McIninch Family Gallery at 1528 Elm Street.

Gentlemen, what is your pleasure?

- 4. Discussion of Downtown Cultural Walking Trail. Gentlemen, what is your pleasure?
- 5. Communication from Dick Dunfey, Manchester Housing and Redevelopment Corporation (MHRC), advising that Easter Seals NH has offered to purchase and develop the French Hall property located on Hackett Hill for the full asking price of \$1.3 million; and further that upon approval by the City of the sale, the MHRC would enter into a Purchase and Sales Agreement and prepare a Land Disposition Agreement for sale of the property.

Gentlemen, what is your pleasure?

6. If there is no further business, a motion is in order to adjourn.



CITY OF MANCHESTER



ART COMMISSION One City Hall Plaza Manchester, NH 03101

March 16, 2004

Henry R. Thibault, Chairman Committee on Lands and Buildings C/o City Clerk's Office One City Hall Plaza Manchester, NH 03101

Re: The McIninch Family Gallery

Dear Mr. Chairman and Committee Members

Enclosed please find a copy of a communication from Sue Ritze, President of the Manchester Artist Association proposing to make a \$500 per month donation to the Manchester Art Fund in exchange for guaranteed, exclusive occupancy of the McIninch Family Gallery at 1528 Elm Street.

Please note that the Art Commission has worked diligently to ensure that city officials may honor their commitment to the McIninch Family and are overwhelmed by this most generous proposal.

Your favorable consideration of this request will be greatly appreciated.

Sincerely,

Georgie Reagan

Chairman

RECEIVED

MAR 15 2004

CITY CLERK'S OFFICE

Manchester Artist Association P.O. Box 636 Manchester, NH 03105

March 10, 2004

Georgie Reagan, Chair Art Commissioner City of Manchester

Dear Georgie,

In response to the discussions held between the Manchester Arts Commission and The Manchester Artist Association, we would like to make the following proposal.

The Manchester Artist Association, a non-profit organization, would like to make a \$500 per month donation to the Manchester Art Fund in exchange for guaranteed, exclusive occupancy of the McIninch Family Gallery at 1528 Elm St., Manchester, New Hampshire. It is understood that this would be a single monthly payment, not subject to increase during the term of this agreement and would include all utilities, fees, taxes, etc. and that no further payment would be expected from The Manchester Artist Association for the use of this facility. It is also understood that this agreement will be for a minimal period of one year. This will include an opportunity after six months for both The Manchester Arts Commission and The Manchester Artist Association to address any problems or concerns that may arise in the first six months. Any changes must be agreed to by both parties.

The Manchester Artist Association will, of course, agree to present our usual, quality art to meet the high standards expected by the City of Manchester. We have also enclosed some documentation attesting to the award winning caliber of our artists. We will, however, reserve the right to have an "emerging artists" wall in the gallery, allowing our newer or "growing" artists an opportunity to display their work.

We understand that each artist will have to provide his or her own insurance to cover their artwork or hang it at their own risk and that all other contents owned by The Manchester Artist Association will be covered by our insurance. However, property and liability insurance will be the responsibility of the City of Manchester.

Conditions for termination of this agreement follow. Failure by The Manchester Artist Association to make the monthly \$500 contribution to the Manchester Art Fund will be sufficient for The City of Manchester to terminate this agreement. The Manchester Artist Association may terminate the agreement if it falls under conditions of Extreme Difficulty to make the \$500 per month contribution.

It is understood, however, by both the Manchester Arts Commission and The Manchester Artist Association that we wish this relationship to work and to be beneficial to both the City of Manchester and The Manchester Artist Association, by enriching the citizens of Manchester with beautiful, thought provoking artwork and providing Manchester artists with a beautiful gallery in which to display their work. We, in The Manchester Artist Association, appreciate the opportunity that the Arts Commission has offered us and we look forward to showing the people of Manchester the wonderful talent that exists right here in the Queen City.

Respectfully yours,

Sue Ritze, President

Manchester Artist Association

Manchester Artist Association P.O. Box 636 Manchester, NH 03105

Incorporated in 1966, The Manchester Artist Association celebrates its 38th anniversary this April. It has grown from a few dozen local artists at its inception to over 250 artists in 2004. Once a group of talented "hobbyists", the association has matured through the years to represent some of the most talented, award winning artists in the State of New Hampshire.

Many MAA members have also been juried into such prestigious organizations as the NH Artist Association, The Copley Artist's Society of Boston, and the Pastel Society of America, to name a few. MAA artists have been featured at the Currier Museum, the Sharon Art Center in Peterborough and the New Hampshire Institute of Art's Biennial. Several members have been featured in national Artist publications, such as International Artists and Artists and Artists is Magazine and many have their work represented by galleries throughout New England.

MAA members travel year round to local art shows from New York to Maine to showcase and sell their award-winning art. Each year the Manchester Artist Association features three Art Shows of its own, with the Bedford Mall Show in April, the Carlyle Place Show in June and Art in the Park in September. Hundreds of people from the Manchester area and throughout New England come to enjoy the varied and beautiful offerings of the Manchester Artist Association.

For a sampling of some of the art of the MAA please visit <u>www.manchester-artists.org</u> on the web. And for further information please contact MAA President, Sue Ritze at (603)472-3249.



DEPARTMENT OF JUSTICE STATE OF NEW HAMPSHIRE

33 CAPITOL STREET CONCORD, NEW HAMPSHIRE 03301-6397

PHILIP T. MCLAUGHLIN ATTORNEY GENERAL



STEVEN M. HOURAN DEPUTY ATTORNEY GENERAL

THE ATTORNEY GENERAL REGISTER OF CHARITABLE TRUSTS

APPLICATION TO SUSPEND ANNUAL REPORT FILING REQUIREMENT

INSTRUCTIONS

Certain organizations whose purposes and activities are exclusively charitable or educational but which have limited assets or nominal income, such as local historical societies, may not be required to file annual reports if the Attorney General determines that filing annual reports would unreasonably add to the administrative expense of these organizations, that annual reports are not required for proper supervision, and that the interests of beneficiaries will not be prejudiced by suspension of the filing requirement. These organizations should complete Part I of the Application and the Certification form (Part III).

Other organizations may engage primarily or exclusively in social, recreational or other private activities limited to their members although they are authorized by their charter for charitable purposes as well. Such organizations may also not be required to file annual reports. If your organization is of this type, you should complete both Part I and Part II of the Application and the Certification form (Part III).

Name of Organization:	Manchester Artists Association			
State Registration Number:_	#3388			
Address:	P.O. Box #636, Manchester, NH 03105			
Fiscal Year End:	June 30, 2000			

The undersigned charitable trust hereby requests a suspension from the requirement to file annual reports with the Attorney General, Director of Charitable Trusts, and states as follows:

Part I ORGANIZATIONS WITH LIMITED ASSETS

A. This organization has no investments other than monies on deposit in the following banks or financial institutions:

Name/Address	Type of	Account	A
of Bank	Account	Number	Amount
(1) St. Mary's Bank	Checking	0-34973-801	
(2)			
(3)			
(Use back if	more space is need	ed or to list other inves	stments)
B. In the last three	e years has this orga	nization hired a profes	sional fund raiser?
Nox	Yes	(Attach explanation	1)
C. In the last three	e years has this orga	nization operated a bir	ngo game?
No_X	Yes	(Attach explanation	1)
Part II SOCIAL AND F	RECREATIONAL (ORGANIZATIONS	
NON-APPLICABLE TO MAN D. Does this orga purposes or uses?	nization have any sp	ASSOCIATION pecial funds restricted	to charitable
No	Yes	(Attach explanation	1)
	e years has this orga community purposes	nization solicited fund	s from the public
No	Yes	(Attach explanation	n)
	e years has this orga her private activities	nization engaged exch	usively in social,
Yes	No	(Attach explanation)



Name of Organization: Manchester Artists Association (#3388)

Part III CERTIFICATION

The undersigned acknowledges and agrees to the following conditions in the event this application is granted:

A. THE ORGANIZATION SHALL DURING THE PERIOD THE REPORTING IS SUSPENDED:

- (1) NOT ENGAGE FUND RAISING COUNSEL OR PAID SOLICITORS IN CONNECTION WITH ITS SOLICITATION OF MONEY OR OTHER PROPERTY FROM THE PUBLIC;
 - (2) NOT OPERATE BINGO GAMES;
- (3) LIMIT ITS INVESTMENTS TO FEDERALLY INSURED CHECKING AND INTEREST BEARING ACCOUNTS:
- (4) FILE AN ANNUAL REPORT FOR ANY YEAR IN WHICH IT HOLDS INVESTMENTS AND REVENUES AGGREGATING MORE THAN \$10,000;
- (5) NOTIFY THE ATTORNEY GENERAL NO LATER THAN 90 DAYS PRIOR TO THE DISSOLUTION OR TERMINATION OF THE TRUST OR THE TRANSFER OF A MAJOR ASSET.

Under the penalties of perjury set forth in RSA 641:1-3, I declare that the statements contained in this application for suspension of filing requirement and attachments, if any, are to the best of my knowledge and belief true, correct and complete.

Signature of Officer/Trustee Title	. Date
(In the case of a corporation, the signature must	be that of the President or Treasurer)
(a	
	T CHADITADI E TRICTE ONI V
FOR USE OF REGISTRAR/DIRECTOR O	F CHARITABLE TRUSTS ONL I
•	
SUSPENSION OF ANNUAL REPOR	RT FILING REQUIREMENT
Upon consideration of the foregoing app	lication the Attorney General Director
of Charitable Trusts, determines that annual rep	
supervision of this charitable trust and the intere	
prejudiced if the annual reporting requirement is	s suspended upon the conditions stated
in the Application for a period of	years.
the rependence of a period of	
	ing foo is due on 11/15/7001
The next report accompanied by the statutory fil	ing fee is due on 111072009.
2/22/2	- I by I
DATE: 2/03/2000	New / Revoule
	Director of Charitable Trusts
	0 -
	Kegistran



Dick Dunfey Secretary/Treasurer

MANCHESTER

HOUSING AND REDEVELOPMENT CORPORATION

IN BOARD OF MAYOR & ALDERMEN

March 18, 2004

Henry Thibault, Chairman City of Manchester Lands and Buildings Committee One City Hall Plaza Manchester, NH 03101

Dear Chairman Thibault:

DATE: April 6, 2004

ON MOTION OF ALD.

O'Neil

SECONDED BY ALD.

Porter

VOYED TO Lands and Buildings Committee.

Ju R. Bernen

On March 9, 2004, the Manchester Housing and Redevelopment Corporation Board of Trustees approved the Easter Seals NH proposal to purchase and develop the French Hall property at Hackett Hill. Easter Seals NH has offered the full asking price of \$1,300,000 for the property and proposes the rehabilitation of the existing building, construction of a 40,000 square foot addition, and extensive landscaping at a total development cost estimated to be \$7,656,000, while providing up to 300 employment opportunities.

It is Easter Seals NH's intent to relocate and expand their educational classrooms, resident student facilities and recreational programs currently operating in leased space at the former Lake Shore Hospital on Zachary Road, Manchester, New Hampshire. The enclosed Manchester Housing and Redevelopment Corporation resolution outlines the specific conditions under which the Easter Seals NH proposal was approved. Please note that the use may require zoning variances and that negotiation with the City regarding payment of property taxes is also required.

Upon approval by the City of Manchester of the sale to Easter Seals NH, the Manchester Housing and Redevelopment Corporation would enter into a Purchase and Sales Agreement and prepare a Land Disposition Agreement for the sale of the French Hall property.

Should you have any questions, please do not hesitate to contact us.

Thank you.

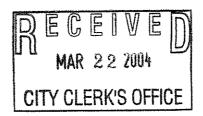
Sincerely,

MANCHESTER HOUSING AND REDEVELOPMENT CORPORATION

Dick Dunfey

Secretary/Treasurer

cc: Board of Mayor and Aldermen Tom Clark, City Solicitor MHRC Board of Trustees





George N. Copadis

President

William B. Cashin Vice-President

Marie E. Donohoe

Trustee

Fred B. Kfoury, Jr.

Trustee

M. Mary Mongan

Trustee

RESOI	LUTION	NO.	

APPROVING AND AUTHORIZING SALE OF FRENCH HALL AT HACKETT HILL TO EASTER SEALS NH

WHEREAS, the City of Manchester has requested that the Manchester Housing and Redevelopment Corporation market the French Hall property at Hackett Hill; and

WHEREAS, a proposal for acquisition and development of French Hall, including site improvements, has been received from Easter Seals NH; and

WHEREAS, the proposal has been evaluated by Authority staff, City staff and at their meeting on March 9, 2004 the Manchester Housing and Redevelopment Corporation Board of Trustees; and

WHEREAS, the proposal submitted by Easter Seals NH offers full asking price at \$1,300,000 for the property and includes rehabilitation of the existing building, a 40,000 square foot addition, and extensive landscaping at a total development cost estimated to be \$7,656,000, while providing up to 300 employment opportunities; and

WHEREAS, the proposed use, including educational classrooms, resident student room and board and recreational opportunities would require changes to the current zoning:

NOW, THEREFORE, BE IT RESOLVED by the Trustees of the Manchester Housing and Redevelopment Corporation as follows:

- 1. That the proposal submitted by Easter Seals NH for the purchase and development of French Hall be accepted subject to the following conditions:
 - A. The City of Manchester agrees on the basis for payment of real estate taxes on the property.
 - B. The sale is approved by the City of Manchester Board of Mayor and Aldermen.
 - C. The City of Manchester Planning Board approves the project.
 - D. The City of Manchester Zoning Board of Adjustment grants required variances for the proposed use.
- 2. That the President, Vice-President and/or Secretary/Treasurer are hereby authorized to execute any and all documents relating to the sale of French Hall at Hackett Hill.